



midtown
H O U S T O N

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
August 4, 2021**



MIDTOWN MANAGEMENT DISTRICT
NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the **Midtown Management District** will hold a regular meeting, ***open to the public***, on **Wednesday, August 4, 2021, at 6:00 p.m. via electronic video and telephonic conferencing**. To attend the meeting, please use the following URL:

<https://midtownhouston.webex.com/midtownhouston/j.php?MTID=mcc64f4aaf00ddf74299b148611ce5076>

or dial **US Toll Free 1-844-992-4726**, when prompted enter **access code: 1461 49 1631** and join as a participant. The Board will (i) consider, present, and discuss orders, resolutions, or motions; (ii) adopt, approve, and ratify such orders, resolutions, or motions; and (iii) take other actions as may be necessary, convenient, or desirable with respect to the following matters.

NOTICE: * *In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Midtown Management District, are permitted to meet via video conferencing. Members of the public are invited to join the video conference and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link:*

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments

Members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask, if possible, that you please sign-in with the District by sending an email to Cynthia Alvarado; CPM®, Operations Manager at: calvarado@midtownhouston.com and indicating your desire to speak during the Public Comments portion of the meeting. Please put PUBLIC COMMENTS - MMD Board Meeting in the subject line of your email.

3. Consent Agenda
 - a. Approve Minutes for the July 7, 2021 Board Meeting.
 - b. Approve Financial Report for the Month of June 2021.
 - c. Approve Payment of Invoices for July 2021.
 - d. Approve Equi-Tax Report for July 2021.

4. Review, discuss, and take necessary action regarding the 2nd Quarter Investment Report for the period ending June 30, 2021.

5. Receive annual committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Finance **Eileen J. Morris, Interim Chair**
 - b. Service & Maintenance. **Christopher Johnston, Chair**
 - c. Cultural Arts & Entertainment. . . . **Charles Washington, Chair**
 - d. Marketing **Debbie Tyler-Dillard, Chair**
 - e. Urban Planning **James Llamas, Chair**
 - f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62
 - g. Public Safety **J. Allen Douglas, Chair**
 - i. Security Coordinator Report
 - h. Nominating **Nancy Darst, Chair**
 - i. Recommendation to fill vacant position on the Board of Directors (Position 12).
 - i. Executive. **Eileen J. Morris, Chair**

6. Report on Capital Projects of the Midtown Redevelopment Authority

7. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.
 - a. Consultation with attorney (Section 551.071, Texas Government Code);
 - b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

8. Announcements

9. Next meeting date **Wednesday, September 1, 2021, at 11:00 a.m.**

Note: Governor Greg Abbott has lifted the suspension of certain provisions of the Open Meetings Act and effective 12:01 a.m. on September 1, 2021, the MMD Board of Directors will resume in person Board of Directors meetings.

10. Adjourn

Eileen J. Morris/ca

Eileen J. Morris, Chair
Midtown Management District Board of Directors

MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.



midtown
H O U S T O N

**MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING**

July 7, 2021

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, July 7, 2021, at 11:00 a.m. via video and telephonic conferencing, and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Eileen J. Morris
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler Dillard
Pos. 3	Amar Mohite	Pos. 12	Vacant
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Willie H. Coleman	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Herbert Baker
Pos. 7	Vacant	Pos. 16	Kelly Young
Pos. 8	Vacant	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present thus consulting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, Madeline Peña, David Thomas, Jaime Giraldo, Theresa Gilmore, Mechelle Phillips, Peggy Foreman of Burney and Foreman, Clark Lord of Bracewell LLP, Erica Rocha with S.E.A.L. Security Solutions LLC, Linda Treviño with METRO, Jessica Ortiz and Alyssa Hill of CRI, James Thayer Jr., Dr. Muddassir Siddiqi of Houston Community College Central, Nick Cooper of The Free Radicals, D. Llewelyn, Satish Mehta of South Asian Folk Arts, Jonathan Danforth of SEARCH, Benito Vasquez of TEATRXX - A Latinx Theatre Company, Eoles Whitaker and Midtown resident Scott Harbers, Barbara Cannetti.

Ms. Alvarado called the roll of the Board of Directors and verified that a quorum was present.

Chair Morris called the meeting to order and welcomed everyone.

RECEIVE PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JUNE 2, 2021, BOARD MEETING**
- B. FINANCIAL REPORT FOR THE MONTH OF MAY 2021**
- C. APPROVE PAYMENT OF INVOICES FOR JUNE 2021**
- D. APPROVE EQUI-TAX REPORT FOR JUNE 2021**

Ms. Alvarado presented the consent agenda. Director Coleman made a motion to approve the consent agenda as presented. The motion was seconded by Director Washington and carried by unanimous vote.

REVIEW, DISCUSS, AND TAKE NECESSARY ACTION THE DISTRICT ANNUAL INSURANCE POLICY FOR THE PERIOD AUGUST 1,2021, THROUGH JULY 31, 2022.

Ms. Alvarado briefly presented information regarding the District’s proposed insurance coverages for the period from August 1, 2021 through July 31, 2022. She advised the Board that a premium summary was included in the Board packet along with a historic summary. She reported that there was a slight increase in the annual insurance premium. Director Coleman made a motion to approve the consent agenda as presented. The motion was seconded by Director Lefsrud and carried by unanimous vote.

RECEIVE COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

- A. Finance and Budget Committee – Eileen Morris, Interim Chair**
 - i. FY 2020 Audit – Presentation by Carr Riggs Ingram**

Ms. Alyssa Hill of Carr Riggs Ingram reported to the Board of Directors that the District received a clean audit report for 2020. She further stated that the District has a solid financial position at the end of the year. She stated that that the District has historically had a good assessment collection rate, generally around 99% each year. She stated that overall, the District had consistent disclosures, policies, and financial statements.

Lastly, Ms. Hill stated that CRI made some internal control recommendations which the District Staff reviewed and responded to the recommendations and is currently moving forward with implementing the recommendations to improve and streamline certain accounting processes.

Director Douglas made a motion to accept the audit as presented. The motion was seconded by Director Baker and carried by unanimous vote.

Mr. Thomas reported that the electricity bill for FY 2020 was for an estimated \$78,571 which represented a 48% decrease from the prior year’s electricity billing. He reported that the District Staff followed up with the City of Houston to confirm the 48% decrease and was advised by a City of Houston representative that the substantial decrease was likely caused in part by a rate adjustment by CenterPoint among other factors. Mr. Thomas stated that the City representative advised him that the rate is reviewed and adjusted every four years and was last adjusted in May of 2020. Additionally, Mr. Thomas stated that the electricity bill was likely impacted by the conversion to

LED lights in Midtown. Ms. Alvarado reminded the Board and attendees that Midtown was the pilot community for CenterPoint's LED conversion program a few years ago, and that CenterPoint began the process of replacing the bulbs in the Midtown signature coach streetlights with LED bulbs. She stated that at the time, the Board was advised that there would be significant electricity savings as a result. Mr. Thomas stated that a copy of the electricity invoice was included in the Board packet, along with a historical summary showing the annual electricity costs for the last several years. He pointed out that prior electricity bills sometimes exceeded \$200,000.

Mr. Thomas reminded the Board that the timeline for submission and review of FY 2022 budget requests has been provided to Committee Chairs and to all Board members as part of the Board packet. He encouraged all Committees to be sure to timely submit their budget requests and to reach out to the Staff with any questions.

Lastly, he reminded everyone that the next Finance Committee meeting will be held virtually on July 27, 2021, at 4:00 p.m.

B. Service and Maintenance – Christopher Johnston, Chair

Director Johnston reported that the Staff is working to prioritize sidewalk locations to recommend to MRA for repair/replacement. He advised that some of the repairs will not take place until 2022. He then reported that the Staff is focusing on aligning the recommended repairs with the goals of the Walkable Places initiative and will look at implementing 6-foot-wide sidewalks in Midtown.

Director Johnston also stated that regular cleanup which includes pressure washing in the District continues. He reported that the maintenance team has also been working on curb repairs along Bagby Street and they have completed re-staining all of the wood decking in the community. Director Johnston reported that information regarding the proposed playground equipment upgrades planned for Baldwin Park were shared with SN#62 representatives with a request that they share the information with their members.

Lastly, he announced that the next Service and Maintenance Committee meeting will be a joint meeting with the Urban Planning Committee on July 19, 2021, at 4:00 p.m.

C. Cultural Arts and Entertainment Committee – Charles Washington, Chair

Director Washington updated the Board on the midtownHOU Arts Micro Grant process. He reported that there were 10 applications received for the micro arts grants. He stated that the selection panel is recommending the award of grants to the following: The Free Radicals music group (\$3,000); Diane Gellman for a mural design in the District (\$8,333); Teatrx for a live theatre performance (\$3,000); and The South Asian Folks Art Council for the inaugural SMOsa Festival (Spiritual Music of South Asia). (\$8,333). Director Washington reported that the amount of the recommended grants was \$22,666. He reported that the Committee has approximately \$27,000 remaining in the FY 2021 approved budget and is preparing to award another round of grants in the next few months.

Director Llamas made a motion to accept the Cultural Arts and Entertainment Committee micro arts grants recommendations as presented. The motion was seconded by Director Dillard and carried by unanimous vote.

Finally, Director Washington announced that the Cultural Arts and Entertainment Committee will have a joint meeting with the Marketing and Economic Development Committee on July 21, 2021, at 4:00 p.m.

D. Marketing and Economic Development Committee – Debbie Tyler-Dillard, Chair

Director Tyler-Dillard reported that the Staff will start recording the new #midtownHOU feature videos on Friday. She stated that the new videos will replace the Feel-Good Friday videos and will be recorded at different businesses in the District. She further stated that the first video interview will be filmed at F45 Gym and that they will air every Friday in August at 9:30 a.m. Director Tyler-Dillard also reported that the Public Safety video has been completed and staff is in the editing process. She stated that the next video to be edited will be Marketing and Economic Development.

Director Tyler-Dillard shared statistics from Google Analytics for the Midtown Houston website for the second quarter. She stated that website users for the 2nd Quarter 2 were up by 17.7% totaling 19,430 active users from April 2021 to June 2021 and that the top 5 visited pages from our website were the homepage, nightlife, Midtown Park, MRA, and restaurants. She reported that the Staff worked to improve the click rate (the percentage of people who visit a webpage using a provided hyperlink) for the eNews by delivering more interesting and relevant content. The click rate for the 2nd Quarter increased by 12%

Finally, Director Tyler-Dillard announced that the Marketing and Economic Development Committee will have a joint meeting with the Cultural Arts & Entertainment Committee on Wednesday, July 21, 2021, at 4:00 p.m.

E. Urban Planning Committee – James Llamas, Chair

i. Updated letter of support for the City of Houston’s creation of the Midtown Entertainment Zone with amended boundaries.

Director Llamas reported that the Urban Planning Committee had a presentation from Kathryn Brunning, the Assistant Director of Regulatory Permitting from the City of Houston regarding the boundary changes to the proposed Midtown Houston Entertainment Zone which would be created via a proposed local ordinance that would allow the sale of alcohol within 300 feet of church, school or public hospital. Director Llamas reported that in response to community feedback, changes have been made to the ordinance establishing the Entertainment Zone to encourages restaurants with a food and beverage permit and not bars and nightclubs. Ms. Brunning asked that the District provide a letter of support based on the updated boundaries that were re-drawn and changes to the ordinance in response to concerns of the community. Director Llamas stated that a draft of a proposed Letter of Support was included in the Board packet.

Director Johnston made a motion to accept the Letter of Support as presented in the Board packet in support of the updated Midtown Entertainment Zone boundaries as presented. The motion was seconded by Director Mohite and carried by unanimous vote.

Director Llamas also reported that the Midtown Staff provided the Committee with an update regarding the STEPS survey. He stated that approximately 80% of responders indicated that they noticed the improvements; approximately 70% felt safer overall as a result of the improvements;

and many expressed an interest in making the improvements more permanent and more aesthetically pleasing. He stated that the Committee is looking to continue to work with the City of Houston, to explore ways to connect Midtown to Montrose using the STEPS program.

Director Llamas also reported that the design is coming together for the sidewalk and bike rack improvements at Glover Park and is expected to be submitted to the City of Houston within the next several weeks.

He reminded everyone that the deadline for public comments regarding the City of Houston's proposal to extend parking meter hours in the Northwest corner of Midtown is July 8, 2021.

Finally, Director Llamas announced that the Urban Planning Committee will have a joint meeting with the Service and Maintenance Committee on Monday, July 19, 2021, at 4:00 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that Super Neighborhood #62 did not meet in July, but they did host a neighborhood gathering at Baldwin Park. The next gathering will take place July 8, 2021, at Gypsy Poet at 2424 Austin Street.

G. Public Safety – J. Allen Douglas, Chair

i. Security Coordinator's Report – Jaime Giraldo

Director Douglas reported that there was substantial discussion of the recent incidents occurring at bars and nightclubs in Midtown and options to best address them. He stated that TABC presented ways the community could report illegal activities around the neighborhood. He also reported that Precinct 7 Constables provided statistics regarding the allocation of Precinct 7 resources to certain retail businesses in Midtown. He stated that the Committee discussed integrating SEARCH with other law enforcement agencies and contracted agencies to coordinate their efforts and better support each other and HPD.

Ms. Alvarado introduced the new full time Security Coordinator, Jaime Giraldo. Mr. Giraldo gave a brief introduction to the Board of Directors. He stated he is a retired HPD officers with 31 years of experience. He was a co-founder of the Houston Police Department's Homeless Outreach Team. Lastly, he stated that he is excited to be a part of the Midtown Houston team.

Jonathan Danforth of SEARCH Homeless Services reported that the pilot program now evolved into a longer-term effort. He stated that the new 18-month contract with the District started July 1st. He stated that SEARCH being a part of The Way Home and the Homeless Management Information System (HMIS) gave them the opportunity to hit the ground running in the pilot program. He stated that the second Outreach Specialist has begun work in Midtown and that their staff has identified areas of Midtown where unhoused persons tend to gather and continues to partner with law enforcement agencies in the District. He reported that beginning in June 2021, SEARCH started doing regular nighttime outreach with S.E.A.L. Security Solutions LLC and other agencies in Midtown. He reported that SEARCH has reached approximately 300 individuals and from that group, 67% engaged in a productive way and 10% of those were new to homelessness. Of the 97%

of individuals who SEARCH has been following up with approximately 11% (18 people) have been moved into housing.

Finally, Director Douglas announced that the next Committee meeting will be on Tuesday, July 20, 2021, at 11:30 a.m. via telephone and video conferencing.

H. Nomination Committee – Nancy Darst, Chair

Director Darst reported that Director Woodruff submitted her letter of resignation effective May 31, 2021. She stated that the required package of information for appointment and reappointment of directors had been submitted to the City of Houston but had not been acted on prior to receipt of the letter of resignation. The Staff alerted the City of Houston Office of Boards and Commissions of the resignation and the submittal to City Council was delayed until such time as the District provides another recommended candidate for consideration to fill the position held by Director Woodruff. She stated that the Committee will reconvene, interview potential candidates, and make a recommendation to the Board for consideration at the August 2021 Board meeting. Following Board approval of a recommended candidate, the entire package will be resubmitted to the City for consideration.

I. Executive Committee – Eileen Morris, Chair

Director Lefsrud stated that all matters discussed at the Executive Committee meeting were discussed and addressed in the various Committee reports. He thanked everyone for their work on behalf of the Midtown Community.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)

Marlon Marshall gave the following report on the status of current Midtown Redevelopment Authority Capital Improvement Projects:

Bagby Park

The kiosk tenant is progressing well, and the target completion date remains scheduled for late July 2021.

Caroline Street Reconstruction

The project has lost momentum over the past month due to the weather and unforeseen utility conflicts with the City of Houston. The drainage installation is moving between Webster Street and Pierce Street. The roadway paving and sidewalk installations are moving forward between Hadley Street and Pierce Street. TXDOT is in the process of reviewing their schedule and time impact analysis for May and June. Currently the most recent approved schedule for the project has completion in July 2021, however the TXDOT staff projects September or October 2021 for completion of the project.

Partner Projects

Baldwin Park in Partnership with the MMD Service and Maintenance Committee.

Designs for the proposed Baldwin Park improvements have been approved by the City of Houston. The announcements to receive bids from contractors have been published and the deadline to receive bids is July 14, 2021. The improvements include installation of additional playground equipment and additional perimeter lighting and electrical assets. These assets will help support additional Midtown events on the east side of the park. Construction is targeted to begin in September or October and should last approximately 6 months.

Glover Park in Partnership with the MMD Urban Planning Committee.

Staff and consultants are working with to finalize the proposed improvements for sidewalks on Austin Street and installations of pads for the Bike Fix-It Stations for submittal to the City of Houston.

STEPS Pilot Project in Partnership with the Urban Planning Committee.

The survey is complete, and as of the date the survey closed, 123 responses were received. Staff is planning to work with consultants to move forward to expand the project to other locations throughout the District.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING, AS APPROPRIATE AND NECESSARY

- a. **Consultation with attorney (Section 551.071, Texas Government Code);**
- b. **Personnel matters (Section 551.074, Texas Government Code).**

There was no Executive Session.

ANNOUNCEMENTS

Ms. Phillips announced that the Midtown Staff will begin programming events in the Midtown Parks as of August 1, 2021.

Ms. Alvarado announced that Midtown Houston won the World Landscape Architecture (WLA) Professional Merit Award for Design Excellence

NEXT MEETING DATE

Director Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, August 4, 2021, at 6:00 p.m. via video and telephonic conferencing.

ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan, Board Secretary

Date: _____

Midtown Management District
2021 Sources and Uses of Funds
 January through June 2021

	Jan - Jun 21	Budget	\$ Over Budget
Sources of Funds			
400000 · Revenue - Assessments			
400081 · FY20 Assessment Revenue	2,783,439.64	2,909,980.00	-126,540.36
400082 · FY19 Assessment Revenue	-8,000.43	4,000.00	-12,000.43
400083 · FY18 Assessment Revenue	1,059.62	1,200.00	-140.38
400084 · FY17 Assessment Revenue	939.82	900.00	39.82
400085 · FY16 Assessment Revenue	-41.45	600.00	-641.45
400086 · FY15 Assessment Revenue	-41.45	450.00	-491.45
400087 · FY14 Assessment Revenue	0.00	300.00	-300.00
400088 · FY13 Assessment Revenue	0.00	108.00	-108.00
400089 · FY12 Assessment Revenue	224.17	54.00	170.17
400090 · FY11 Assessment Revenue	0.00	54.00	-54.00
400091 · FY10 Assessment Revenue	0.00	50.00	-50.00
400092 · FY09 Assessment Revenue	0.00	42.00	-42.00
400093 · FY08 Assessment Revenue	0.00	48.00	-48.00
400500 · Penalties & Interest	15,362.23	24,548.00	-9,185.77
402400 · Over Payments (Overpayments)	3,607.97	13,800.00	-10,192.03
402500 · Refunds/Assessment Adjustments	-31,428.20	-39,000.00	7,571.80
402510 · Collection Costs (Fees charged to MMD for collections)	-24,778.35	-30,500.00	5,721.65
402511 · CAD Correctons	0.00	450.00	-450.00
402512 · CAD Lawsuit Corrections	20,115.17	21,000.00	-884.83
402600 · Assessment Collection Costs	2,206.84	4,800.00	-2,593.16
400000 · Revenue - Assessments - Other	-17,890.35	0.00	-17,890.35
Total 400000 · Revenue - Assessments	2,744,775.23	2,912,884.00	-168,108.77
404000 · Int Income (Invest Interest Earned)	2,008.91	3,000.00	-991.09
406000 · Interest on CD (Interest earned on CD purchases)	0.09	600.00	-599.91
Total	2,746,784.23	2,916,484.00	-169,699.77
Total Sources	2,746,784.23	2,916,484.00	-169,699.77
Uses of Funds			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	79,999.98	80,000.10	-0.12
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	217,112.00	217,654.00	-542.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	88,776.00	96,840.00	-8,064.00
502013 · PIT Program (PIT Program)	33,394.98	33,390.00	4.98
Total 502000 · Enhancement Public Safety (Public Safety)	339,282.98	347,884.00	-8,601.02
504000 · Security Coordinator	238.52	160.00	78.52
505000 · Outreach & Social Services	19,247.97	31,500.00	-12,252.03
507000 · Street Outage Survey	850.00	850.00	0.00
508000 · Public Safety Light Program	12,315.63	0.00	12,315.63
509555 · Public Safety Communications (Public Safety Communications)	349.50	400.00	-50.50
509700 · Staffing (Allocated Staffing hours)	27,852.95	55,723.68	-27,870.73
Total 500000 · Security and Public Safety	480,137.53	516,517.78	-36,380.25
600000 · Marketing & Economic Developmen			

UNAUDITED FINANCIALS

Midtown Management District
2021 Sources and Uses of Funds
 January through June 2021

	Jan - Jun 21	Budget	\$ Over Budget
601000 · Media, Advertising & Promotion	1,039.55	1,500.00	-460.45
602000 · Web-site Update & Maint.	1,281.22	1,800.00	-518.78
603004 · Resident/.Stake Holder Foc Cmmu	406.11	667.00	-260.89
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and Residents)	4,250.00	4,750.00	-500.00
607000 · Midtown eNews	449.94	750.00	-300.06
609500 · Marketing & Economic Developmen	650.00	800.00	-150.00
609510 · Professional Development (Staff Professional Development)	1,905.00	2,700.00	-795.00
609700 · Staffing (Allocated Staffing hours)	12,753.10	12,647.00	106.10
Total 600000 · Marketing & Economic Developmen	22,734.92	25,614.00	-2,879.08
700000 · Urban Planning			
702010 · Special Projects			
702025 · Bike Rides	600.00	500.00	100.00
Total 702010 · Special Projects	600.00	500.00	100.00
706700 · Staffing (Allocated Staffing hours)	11,305.23	11,221.00	84.23
Total 700000 · Urban Planning	11,905.23	11,721.00	184.23
710000 · Cultural Arts & Entertainment			
710102 · Art Project Sponsorships	2,500.00	2,500.00	0.00
710106 · Art in the Park	40,740.19	30,000.00	10,740.19
710110 · Parks Programming	7,100.00	7,500.00	-400.00
710113 · Cultural Arts - Communications	3,207.50	3,600.00	-392.50
710114 · MidtownHOU Arts Micro Grants	583.95	0.00	583.95
710115 · Mini-Performing Arts Festival (Mini-Performing Arts Festival)	1,750.00	1,750.00	0.00
710116 · Professional Development	249.00	500.00	-251.00
710700 · Staffing (Allocated Staffing hours)	25,842.09	25,968.00	-125.91
Total 710000 · Cultural Arts & Entertainment	81,972.73	71,818.00	10,154.73
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	874.22	2,100.00	-1,225.78
722052 · Electric	550.09	990.00	-439.91
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	9,630.00	9,630.00	0.00
722057 · Park Lighting (Park Lighting)	5,016.00	5,500.00	-484.00
Total 722005 · Baldwin/Glover Park Maintenance	16,070.31	18,220.00	-2,149.69
Total 722000 · Midtown Parks	16,070.31	18,220.00	-2,149.69
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM			
Field Service TEAM	101,694.00	101,694.00	0.00
Field TEAM - Additional Staff	35,850.00	35,850.00	0.00
Total 725001 · Field Service TEAM	137,544.00	137,544.00	0.00
725002 · Graffiti	1,983.05	3,200.00	-1,216.95
725004 · Storage	2,440.00	3,231.00	-791.00
725007 · Tree Maintenance	35,000.00	35,000.00	0.00
725008 · Landscaping/Tree Planting	12,667.00	17,000.00	-4,333.00

UNAUDITED FINANCIALS

Midtown Management District
2021 Sources and Uses of Funds
 January through June 2021

	Jan - Jun 21	Budget	\$ Over Budget
Total 725000 · Midtown Field Service Prog	189,634.05	195,975.00	-6,340.95
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	8,113.00	8,113.00	0.00
726100 · Legacy Maintenance	231,854.00	231,854.00	0.00
726200 · District New Improvement Prgs	150,853.00	150,853.00	0.00
Total 726000 · Service Maintenance - Other	390,820.00	390,820.00	0.00
728000 · Staffing (Allocated Staffing hours)	27,291.84	24,627.00	2,664.84
Total 720000 · Service & Maintenance	623,816.20	629,642.00	-5,825.80
800000 · District Administration			
802000 · Legal Counsel	41,172.50	48,000.00	-6,827.50
803000 · Accounting & Auditing Expense	10,000.00	10,000.00	0.00
804000 · Insurance Expense			
804003 · Director's & Officers Insurance (Director's & Officers Insurance)	3,595.00	4,000.00	-405.00
804004 · General Liability (General Liability)	8,689.00	9,000.00	-311.00
804005 · Insurance - other (Tax Bond, Property, Public Employee, Business Travel Acci	3,545.00	3,860.00	-315.00
Total 804000 · Insurance Expense	15,829.00	16,860.00	-1,031.00
805000 · Assessment Collection Costs			
805130 · Returned Checks	6,374.17	0.00	6,374.17
Total 805000 · Assessment Collection Costs	6,374.17	0.00	6,374.17
806000 · General Operating/Admin. Exp.	4,425.66	4,452.00	-26.34
807000 · Board Meeting & Misc. Exp.	2,197.20	3,750.00	-1,552.80
809000 · Administration Expense (Reimbursements to MRA)	132,832.00	128,428.00	4,404.00
Total 800000 · District Administration	212,830.53	211,490.00	1,340.53
Total Uses	1,433,397.14	1,466,802.78	-33,405.64
Net Increase (/Decrease) for the Period	1,313,387.09	1,449,681.22	-136,294.13

UNAUDITED FINANCIALS

Midtown Management District
Balance Sheet
As of June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
10000 · Operating Funds	
101001 · Chase Savings Account	13,515.75
102001 · IBC Savings Acct 66033	5,636.96
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	84,943.30
102211 · EastWest Bank Savings Acct	1,065.75
105003 · Central Bank Money Market	238,919.53
106010 · Wells Fargo Assessment Acct	1,281,581.22
106020 · Wells Fargo Performance Saving	17,100.55
107000 · TexStar (Investment Account)	5,859.97
107500 · LOGIC (Investment Account)	1,054,253.30
Total 10000 · Operating Funds	2,827,876.33
10002 · Restricted Funds	
101000 · Chase Operating Acct	11,432.70
Total 10002 · Restricted Funds	11,432.70
Total Checking/Savings	2,839,309.03
Accounts Receivable	
120000 · Assessments Receivable	
120009 · Assesmts Recievable Current	202,319.32
120040 · Allowancer- Uncollectible Asst	-9,500.00
Total 120000 · Assessments Receivable	192,819.32
Total Accounts Receivable	192,819.32
Total Current Assets	3,032,128.35
Other Assets	
130501 · Other Misc Assets	39,283.00
Total Other Assets	39,283.00
TOTAL ASSETS	3,071,411.35
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 · Accounts Payable	341,263.44
Total Accounts Payable	341,263.44
Other Current Liabilities	
203000 · Other Accts Payable	-1,465.08
203001 · Other Misc Liabilities	79,612.23
205000 · Deferred Assessment Revenues	198,324.32
206000 · Accrued liability	81,428.01
207000 · Bal due to MRA from FTA Reimbur	11,322.95
Total Other Current Liabilities	369,222.43
Total Current Liabilities	710,485.87

UNAUDITED FINANCIALS

Midtown Management District
Balance Sheet
As of June 30, 2021

	<u>Jun 30, 21</u>
Total Liabilities	710,485.87
Equity	
390000 · Fund Balance-Prior	1,047,538.39
Net Income	1,313,387.09
Total Equity	<u>2,360,925.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,071,411.35</u></u>

Midtown Management District
Account Transaction Detailed by Account
As of August 04, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
July 2021							1,132,649.85
Deposit				July Deposits	5,452.26		1,138,102.11
Bill Pmt - Check	07/07/2021	8697	City of Houston	2020 Enhanced Street Lighting Cost		78,571.99	1,059,530.12
Bill Pmt - Check	07/07/2021	8698	Greater East End Management District	Graffiti Abatement JUNE 2021 39 Abatements		680.00	1,058,850.12
Bill Pmt - Check	07/07/2021	8699	Shoot Edit Sleep, LLC	VOID: Additional Services: 2021 Art in the Park: Midtown Arts Festival {Video production studio} ...		0.00	1,058,850.12
Bill Pmt - Check	07/08/2021	8700	BRACEWELL LLP	VOID: 051911.000001 For Service Throught JUNE 30, 2021 General Counsel		0.00	1,058,850.12
Bill Pmt - Check	07/08/2021	8701	Shoot Edit Sleep, LLC	VOID: Pre-production Wprl wiht MMD Team on Project Mgnt; Editing Video for additional minutes		0.00	1,058,850.12
Bill Pmt - Check	07/08/2021	8702	BRACEWELL LLP	VOID: 051911.000001 For Service Throught JUNE 30, 2021 General Counsel		0.00	1,058,850.12
Bill Pmt - Check	07/08/2021	8703	Shoot Edit Sleep, LLC	VOID: Pre-production Wprl wiht MMD Team on Project Mgnt; Editing Video for additional minutes		0.00	1,058,850.12
Bill Pmt - Check	07/08/2021	8704	BRACEWELL LLP	051911.000001 For Service Throught JUNE 30, 2021 General Counsel		750.00	1,058,100.12
Transfer	07/08/2021	6130054	Midtown Mangement District	Funds Transfer for reimbursement cost for Planning & Design {STEPS} Initiative pilot plan.	27,000.00		1,085,100.12
Transfer	07/08/2021	6130053	Midtown Mangement District	Funds Transfer to cover 2020 Enhancement Street Lighting Cost.	78,571.99		1,163,672.11
Bill Pmt - Check	07/08/2021	8705	Shoot Edit Sleep, LLC	Pre-production Wprl wiht MMD Team on Project Mgnt; Editing Video for additional minutes		2,070.00	1,161,602.11
Bill Pmt - Check	07/14/2021	8706	Shannon Teasley	MidtownHOU Arts Micro Grant Panel Coordination, Oversight, and Facilitation {2nd of 2 INSTALLME...		1,750.00	1,159,852.11
Bill Pmt - Check	07/20/2021	8707	Kwik Kopy	Public Safety "The Way Home"{500} black/blue 110 ilb card stock; 8.5 x 11 Colors 90# Index {2 si...		195.00	1,159,657.11
Bill Pmt - Check	07/20/2021	8708	Goode Systems & Consulting, Inc.	SYS: Notebook-Laptop, New XPS 15 Laptop Generation Intel Core i7-10750H {Video/Editing}		2,597.98	1,157,059.13
Check	07/26/2021	8709	Kandi Schramm	VOID: Adminstrative Expense Reimbursement :Background Checks for BOD		0.00	1,157,059.13
Check	07/26/2021	8710	Madeline Pena	VOID: Expense Reimbursement:Gift Cards for winners reaching 10K followers		0.00	1,157,059.13
Check	07/26/2021	8711	Madeline Pena	Expense Reimbursement:Gift Cards for winners reaching 10K followers		227.06	1,156,832.07
Check	07/26/2021	8712	Kandi Schramm	Adminstrative Expense Reimbursement :Background Checks for BOD		124.50	1,156,707.57
Check	08/04/2021	8713	AHMAD RAMEEZ	PROPERTY TAX OVERAGE PAYMENT 81 120 161 001 0015		87.10	1,156,620.47
Check	08/04/2021	8714	McGowen Brazos Venture Ltd.	81 013 270 003 0001 2716 BRAZOS ST 96 TAX YEAR 2020 & 81 033 034 001 0001 306 MCGOWEN ST 185 ...		5,790.75	1,150,829.72
Check	08/04/2021	8715	CAR SPA MIDTOWN I LP'	81 120 435 001 0001 2801 BRAZOS ST TAX YEAR 2019		215.15	1,150,614.57
Check	08/04/2021	8716	E & I INVESTMENTS INC.	81 125 193 001 0001 2315 BAGBY ST: TAX YEAR 2020		218.49	1,150,396.08
Check	08/04/2021	8717	Macey Louis & Trustee	81 033 008 000 0009 2310 BRAZOS ST: TAX YEAR 2019		54.83	1,150,341.25
Check	08/04/2021	8718	BEJJANI PIERRE	81 002 170 000 0014 1714 WEBSTER ST: TAX YEAR 2018		35.44	1,150,305.81
Check	08/04/2021	8719	WWBD LP	81 013 077 000 0011 3900 ALMEDA ROAD : TAX YEAR 2018		122.92	1,150,182.89

UNAUDITED FINANCIALS

Midtown Management District
Account Transaction Detailed by Account
As of August 04, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	08/04/2021	8720	SKYLAND LODGE TRACT LLC'	81 128 132 001 0001 2613 AUSTIN ST : TAX YEAR 2020		732.69	1,149,450.20
Check	08/04/2021	8721	MID CONTINENT HOUSTON PROPERTIES LT	81 002 175 000 0004 1218 WEBSTER ST. TAX YEAR: 2020		128.71	1,149,321.49
Check	08/04/2021	8722	401 Richmond LLC'	81 025 023 000 0009 411 RICHMOND AVENUE : TAX YEAR 2020		220.26	1,149,101.23
Bill Pmt - Check	08/04/2021	8723	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- AUGUST 2021		2,459.19	1,146,642.04
Bill Pmt - Check	08/04/2021	8724	Perdue, Brandon, Fielder, Collins & Mott	05/28/2021 - 06/28/2021 - Professional Services rendered in the collection of delinquent taxes, ...		517.95	1,146,124.09
Bill Pmt - Check	08/04/2021	8725	Burney & Foreman	Legal Services MAY - JUNE 2021		12,000.00	1,134,124.09
Bill Pmt - Check	08/04/2021	8726	MidCorp dba Midtown Parks Conservancy	REIMBURSEMENT FOR CREDIT CARD CHARGES - JULY 2021;;Communcation Consultants June 2021; REIMBURS...		4,008.87	1,130,115.22
Bill Pmt - Check	08/04/2021	8727	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program{ JUNE 2021}		7,479.83	1,122,635.39
Bill Pmt - Check	08/04/2021	8728	Midtown Redevelopment Authority	Operating Expense Reimbursement APRIL - JUNE 2021		117,859.06	1,004,776.33
Bill Pmt - Check	08/04/2021	8729	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - Services & Monthly Maintenance Agrmt Baldwin/Glover Pa...		24,529.00	980,247.33
Check	08/04/2021	8730	Houston Recovery Center, LGC	Monthly Contribution to support PIT Program { AUGUST 2021}		5,565.83	974,681.50
Bill Pmt - Check	07/14/2021	8760	Shannon Teasley	VOID: MidtownHOU Arts Micro Grant Panel Coordination, Oversight, and Facilitation {2nd of 2 INS...		0.00	974,681.50
Total 106010 · Wells Fargo Assessment Acct					111,024.25	268,992.60	974,681.50
Total 106000 · Wells Fargo Bank					111,024.25	268,992.60	974,681.50
TOTAL					111,024.25	268,992.60	974,681.50

UNAUDITED FINANCIALS

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

July 2021

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2021 TO 12/31/2021

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2020	0.1181	\$2,931,974.32	\$2,776,535.71	\$155,438.61	95%
2019	0.1181	\$2,599,324.93	\$2,584,275.45	\$15,049.48	99%
2018	0.1181	\$2,389,703.31	\$2,381,844.63	\$7,858.68	99%
2017	0.1181	\$2,307,825.88	\$2,303,618.63	\$4,207.25	99%
2016	0.1181	\$2,217,803.36	\$2,215,207.31	\$2,596.05	99%
2015	0.1181	\$1,980,324.33	\$1,978,559.87	\$1,764.46	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2020 Assessment Collected	-6,903.93	2,271,235.05
2019 Assessment Collected	1,986.18	-6,014.25
2018 Assessment Collected	34.02	1,093.64
2017 Assessment Collected	0.00	939.82
2016 Assessment Collected	0.00	-41.45
2015 Assessment Collected	0.00	-41.45
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	224.17
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
2003 Assessment Collected	0.00	0.00
2002 Assessment Collected	0.00	0.00
2001 Assessment Collected	0.00	0.00
2000 Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	1,024.97	16,387.20
Overpayments	87.10	3,695.07
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	9,167.86	29,283.03
Collection Fees	848.63	3,055.47
Total Revenue	6,244.83	2,319,816.30
Overpayments & CAD Refunds Presented	7,606.34	31,322.33
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016	1,877,921,597		
ASSESSED VALUE FOR 2017	1,877,685,086		
ASSESSED VALUE FOR 2018	2,032,442,587		
ASSESSED VALUE FOR 2019	2,196,550,272		
ASSESSED VALUE FOR 2020	2,482,619,992	UNCERTIFIED	3,071,807

Prepared by Equi-Tax Inc
Collector For the District

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
July 2021**

2020 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	119,226,911	140,806.98
Caydon Houston Property LP	Multi-Family Units	118,938,400	140,466.25
2800 Main LLC	Multi-Family Units	85,536,914	101,019.10
VR Calais Holdings Limited Partners	Multi-Family Units	72,454,419	85,568.67
3300 Main Project Owner LP	Multi-Family Units	67,663,720	79,910.85
AB Merion II Metro Midtown LLC	Multi-Family Units	59,265,501	69,992.56
Mid-Main Properties LP	Multi-Family Units	56,658,090	66,913.20
3800 Main LLC	Multi-Family Units	56,161,040	66,326.19
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	55,046,420	65,009.82
Camden Property Trust	Multi-Family Units	54,586,968	64,467.21

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	2020	56,944.62
CAYDON HOUSTON PROPERTY LP	2020	38,900.25
3100 FAMMIN REALTY LTD	2020	4,502.81
TIVOLI REALTY INC	2018 - 2020	4,036.33
COHEN JAY H	2013 - 2020	3,500.56
WASHINGTON ROMANUEL L JR.	2000 - 2014	2,884.42
CANRET LLC	2019 - 2020	2,871.78
GALVAN RICHARD R	2018 - 2020	2,788.68
CRIADO MINNIE F	2012-2018 & 2020	2,526.10
TIVOLI REALTY INC	2018 - 2020	2,524.38

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020
January	74%	76%	75%	70%
February	92%	94%	93%	91%
March	95%	95%	95%	92%
April	96%	96%	95%	94%
May	97%	97%	96%	94%
June	98%	98%	98%	94%
July	98%	98%	98%	95%
August	99%	99%	99%	
September	99%	99%	99%	
October	99%	99%	99%	
November	99%	99%	99%	
December	99%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
July 2021**

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,978,559.87	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,207.31	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,303,618.63	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,381,844.63	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,584,275.45	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,776,535.71	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44		
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17		
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13		
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

2020 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1275	20% (State Maximum)	80,043,222
Over 65	156	15,000	2,229,768
Disability	6	15,000	88,437
Disabled Veteran	12	Per Statute	1,060,762
Over 65 Detached Single Family	31	Totally Exempt	8,971,407

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 7/2/2021**

Jur 953

Summary

For Tax Years 2005-2020, for the period of June 2009 through July 2, 2021

Settled

5,049,981,791	Original value of Settled accounts as of 7/2/2021
1,053	Number of Settled accounts as of 7/2/2021
452,462,694	Reduction in value of Settled accounts
8.96%	Average % reduction in value of Settled accounts

Unsettled

1,236,831,532	Original value of Unsettled accounts as of 7/2/2021
133	Number of Unsettled accounts as of 7/2/2021

0.1181 Tax rate per \$100 valuation

\$130,874	Estimated reduction in assessment on	133	Unsettled accounts,
	based on	8.96%	average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
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Tax Year 2014

Unsettled											
Tax Year 2014	122-650-001-0001	MRI Midtown Ltd	17,877,930		2019-74139						
Tax Year 2014	Total	Unsettled Accounts, original value	17,877,930								
Tax Year 2014	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2015

Settled											
Tax Year 2015	013-076-012-0011	Cweren G & J	175,100	\$206.79	2015-70515	5/24/2021	140,000	\$41.45	20.04%	5/26/2021	6/28/2021
			457,058,556				403,664,341				
			71								
Unsettled											
Tax Year 2015	122-650-001-0001	MRI Midtown Ltd	20,000,000		2019-74139						
Tax Year 2015	Total	Unsettled Accounts, original value	20,000,000								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2017

Settled											
Tax Year 2017	120-815-001-0001	Athletic Ventures Inc	2,651,900	no change	2017-70384	9/29/2020	2,651,900	\$0.00	0.00%	na	na
			624,835,040				575,119,833				
			95								
Unsettled											
Tax Year 2017	137-082-001-0001	Crawford Condominiums LP	7,079,018		2017-69637						
Tax Year 2017	019-034-000-0005	Sacco Leonard K & E Joy	1,485,000		2017-69933						
Tax Year 2017	133-136-001-0001	Travis Street Plaza LP	3,057,902		2017-70702						
Tax Year 2017	019-190-000-0006	Cohen Jay H	694,800		2017-71232						
Tax Year 2017	002-153-000-0001	Elbar Investments Inc	5,185,409		2017-74444						
Tax Year 2017	025-010-000-0001	Cloudbreak Houston LLC	2,778,772		2017-77713						
Tax Year 2017	Total	Unsettled Accounts, original value	20,280,901								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	6								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
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Tax Year 2018

Settled											
Tax Year 2018	125-193-001-0001	E&I Investments Inc	1,490,338	\$1,760.09	2018-67849	4/21/2021	1,400,000	\$106.69	6.06%	4/26/2021	5/27/2021
Tax Year 2018	137-285-001-0002	Caroline St Realty Inc	897,350	\$1,059.77	2018-72820	4/21/2021	853,000	\$52.38	4.94%	4/26/2021	5/27/2021
Tax Year 2018	013-077-000-0011	WWBD LP	1,454,080	\$1,717.27	2018-70735	6/17/2021	1,350,000	\$122.92	7.16%	7/1/2021	7/29/2021
Tax Year 2018	002-170-000-0014	Bejani Pierre	355,000	\$419.26	2018-81224	6/17/2021	325,000	\$35.44	8.45%	7/1/2021	7/29/2021
			663,184,280				612,660,120				
			103								

Unsettled											
Tax Year 2018	120-419-001-0001	Clayborne Terry M & Janet	352,338		2018-55648						
Tax Year 2018	121-148-001-0017	Greathouse Tamara S	471,973		2018-55672						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2018-64554						
Tax Year 2018	122-650-002-0001	Carolyn F Jackson Family Partnership	3,715,685		2018-64554						
Tax Year 2018	019-089-000-0003	Bap 2800 LLC	1,620,000		2018-67413						
Tax Year 2018	013-264-000-0004	Tehuacana Partners Ltd	3,000,000		2018-68993						
Tax Year 2018	002-170-000-0009	1701 Webster Ltd	1,782,891		2018-69313						
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900		2018-71523						
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680		2018-73360						
Tax Year 2018	033-247-005-0006	JBT Magnolia Properties I LLC	553,386		2018-75644						
Tax Year 2018	019-190-000-0006	Cohen Jay H	617,600		2018-77480						
Tax Year 2018	013-267-000-0008	Nguyen Dung T / Dang Buu Q	361,258		2018-81178						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2019-74139						
Tax Year 2018	Total	Unsettled Accounts, original value	68,537,711								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	13								

Tax Year 2019

Settled											
Tax Year 2019	138-723-001-0001	Pearl Residences at Midtown	46,480,585	\$54,893.57	2019-66428	4/21/2021	40,629,936	\$6,909.62	12.59%	4/26/2021	5/27/2021
Tax Year 2019	138-723-002-0001	Pearl Residences at Midtown	11,270,064	No change	2019-66428	4/21/2021	11,270,064	\$0.00	0.00%	NA	NA
Tax Year 2019	013-270-004-0001	Pearl Midtown Ltd	24,500,000	\$28,934.50	2019-66498	4/21/2021	22,800,000	\$2,007.70	6.94%	4/26/2021	5/27/2021
Tax Year 2019	019-146-000-0014	3100 Fannin Realty Ltd	2,658,068	No change	2019-75399	4/20/2021	2,658,068	\$0.00	0.00%	NA	NA
Tax Year 2019	125-193-001-0001	E&I Investments Inc	1,522,981	\$1,798.64	2019-73895	5/24/2021	1,450,000	\$86.19	4.79%	5/26/2021	6/28/2021
Tax Year 2019	120-435-001-0001	Car Spa Midtown I LP	3,757,182	\$4,437.23	2019-70456	6/17/2021	3,575,000	\$215.15	4.85%	Received	7/29/2021
Tax Year 2019	033-008-000-0009	Macey Louis & Trustee	928,541	\$1,096.61	2019-75115	6/17/2021	882,115	\$54.83	5.00%	7/1/2021	7/29/2021
			534,776,718				493,360,990				
			68								

Unsettled											
Tax Year 2019	019-090-000-0005	TND Investments LLC Inc	1,050,000		2019-53820						
Tax Year 2019	122-191-001-0001	SP Midtown Ltd	9,475,000		2019-56623						
Tax Year 2019	121-765-001-0001	Randalls Properties Inc	8,546,415		2019-58023						
Tax Year 2019	033-011-000-0008	2416 Brazos LLC	1,214,880		2019-64821						
Tax Year 2019	139-324-001-0001	2416 Brazos LLC	2,443,905		2019-64821						

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159		2019-66546						
Tax Year 2019	122-650-002-0001	Carolyn F Jackson Family Partnership	2,868,909		2019-66546						
Tax Year 2019	028-097-000-0011	AB Merion II Metro Midtown LLC	52,983,000		2019-68088						
Tax Year 2019	120-017-001-0008	Kozadinos Interests Ltd	2,949,000		2019-68124						
Tax Year 2019	139-026-001-0001	4600 Main Street Housing LP	1,176,810		2019-69732						
Tax Year 2019	019-144-000-0005	3033 Fannin Realty Ltd	878,640		2019-71064						
Tax Year 2019	019-090-000-0001	BAP 2800 LLC	753,500		2019-71375						
Tax Year 2019	139-870-001-0001	4001 Main LP	3,115,440		2019-72499						
Tax Year 2019	019-089-000-0003	BAP 2800 LLC	1,709,000		2019-72952						
Tax Year 2019	013-072-000-0001	San Jacinto Apartments LLC	1,109,950		2019-73171						
Tax Year 2019	022-051-000-0008	Bermac Arts LLC	2,193,455		2019-73329						
Tax Year 2019	002-178-000-0001	AJM Marketing Services LLC	2,056,371		2019-73610						
Tax Year 2019	033-256-005-0001	Excelsior Land Co Inc	800,000		2019-73619						
Tax Year 2019	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2019-73619						
Tax Year 2019	033-256-005-0015	Excelsior Land Co Inc	1,541,097		2019-73619						
Tax Year 2019	133-136-001-0001	Travis Street Plaza LP	3,848,148		2019-73636						
Tax Year 2019	019-035-000-0005	2505 Fannin Ltd	810,000		2019-75206						
Tax Year 2019	132-299-001-0001	Louisiana Hadley LLC	1,199,320		2019-75364						
Tax Year 2019	Total	Unsettled Accounts, original value	124,300,227								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	23								

Tax Year 2020

Settled											
Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	019-032-000-0008	Harris County Oil Co	819,426	\$967.74	101-20-000746	5/3/2021	560,000	\$306.38	31.66%	5/3/2021	5/3/2021
Tax Year 2020	134-002-001-0001	3800 Main LLC	36,099,251	\$42,633.22	2020-50030	3/22/2021	34,389,000	\$2,019.81	4.74%	3/23/2021	4/30/2021
Tax Year 2020	135-094-001-0001	3800 Main LLC	20,061,789	\$23,692.97	2020-50030	3/22/2021	19,111,000	\$1,122.88	4.74%	3/23/2021	4/30/2021
Tax Year 2020	122-491-001-0001	Nova Terranova LLC	1,604,000	\$1,894.32	101-20-000586	6/3/2021	1,241,476	\$428.14	22.60%	6/11/2021	6/28/2021
Tax Year 2020	013-258-000-0001	Levan Real Estate LP	1,745,152	No change	101-20-002400	4/20/2021	1,745,152	\$0.00	0.00%	NA	NA
Tax Year 2020	134-760-001-0001	Hadley Midtown Apartments LLC	41,678,000	\$43,401.75	2020-50815	4/21/2021	36,750,000	\$306.38	0.71%	5/3/2021	N/A
Tax Year 2020	124-682-001-0001	Opal Arrow LLC	3,636,775	\$4,295.03	2020-53468	4/21/2021	3,450,000	\$220.58	5.14%	4/26/2021	5/27/2021
Tax Year 2020	002-178-000-0001	AIM Marketing Services LLC	2,086,478	\$2,464.13	2020-57897	4/21/2021	1,975,000	\$131.65	5.34%	4/26/2021	5/27/2021
Tax Year 2020	002-175-000-0004	Mid Continent Houston Properties Ltd	1,246,673	\$1,472.32	101-20-001192	6/29/2021	1,137,688	\$128.71	8.74%	25.25(b)	7/29/2021
Tax Year 2020	128-132-001-0001	Sky Land Lodge Tract LLC	3,820,398	\$4,511.89	101-20-001975	6/29/2021	3,200,000	\$732.69	16.24%	25.25(b)	7/29/2021
Tax Year 2020	025-023-000-0009	401 Richmond LLC	1,246,500	\$1,472.12	101-20-002613	6/29/2021	1,060,000	\$220.26	14.96%	25.25(b)	7/29/2021
Tax Year 2020	002-263-001-0001	1500 Gray LLC	4,062,500	\$4,797.81	2020-67339	5/24/2021	3,865,000	\$233.25	4.86%	Received	5/3/2021
Tax Year 2020	013-258-000-0001	Levan Real Estate LP	1,745,152	No change	101-20-002400	6/15/2021	1,745,152	\$0.00	0.00%	NA	NA
Tax Year 2020	013-267-000-0003	Greatland Investment Inc	933,986	No change	101-20-003034	6/15/2021	933,986	\$0.00	0.00%	NA	NA
Tax Year 2020	125-193-001-0001	E&I Investments Inc	1,585,006	\$1,871.89	2020-46053	6/17/2021	1,400,000	\$218.49	11.67%	7/1/2021	7/29/2021
Tax Year 2020	013-270-003-0001	McGowen Brazos Venture Ltd	13,241,040	\$15,637.67	2020-50897	6/17/2021	12,200,000	\$1,229.47	7.86%	Received	7/29/2021
Tax Year 2020	033-034-001-0001	McGowen Brazos Venture Ltd	30,787,217	\$36,359.70	2020-50897	6/17/2021	26,925,000	\$4,561.28	12.54%	Received	7/29/2021
Tax Year 2020	135-584-001-0001	Mid-Main Properties LP	56,658,090	\$0.00	2020-56809	6/17/2021	48,217,292	\$0.00	0.00%	Received	
Tax Year 2020	019-079-000-0008	Davis Holdings LP	2,876,067		101-20-003163		2,500,000				
Tax Year 2020	127-457-001-0001	2009 CPT Community Owner LLC	33,289,794	\$39,315.25	2020-57243	7/15/2021	32,197,472	\$1,290.04	3.28%	7/27/2021	
Tax Year 2020	022-051-000-0008	Bermac Arts LLC	2,291,057	\$2,705.74	2020-59731	7/15/2021	2,185,000	\$125.26	4.63%	7/27/2021	
Tax Year 2020	130-054-001-0001	Central Bank	4,747,560	\$5,606.87	2020-59871	7/15/2021	4,550,000	\$233.32	4.16%	7/27/2021	

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	015-238-000-0001	Boyd Linda C	1,092,390	\$0.00	2020-82267	7/15/2021	965,100	\$0.00	0.00%	Not Assessed	
			284,151,467				258,147,512				
			29								
Unsettled											
Tax Year 2020	013-259-000-0003	Levan Real Estate LP	3,889,805		101-20-000893						
Tax Year 2020	019-077-000-0003	Optimal Beverage Inc	405,000		101-20-003575						
Tax Year 2020	002-170-000-0009	1701 Webster Ltd	1,891,363		101-20-003623						
Tax Year 2020	019-143-000-0010	Cynthias Properties LP	303,500		101-20-003865						
Tax Year 2020	122-078-001-0001	Royes John	326,621		101-20-004272						
Tax Year 2020	002-152-000-0003	Webster Chenevert Ltd	525,000		101-20-004446						
Tax Year 2020	139-889-001-0001	Waugh Sarah	516,070		101-20-004477						
Tax Year 2020	126-647-001-0001	Brooklyn McGowen LLC	4,618,642		2020-44443						
Tax Year 2020	013-077-000-0011	WWBD LP	1,467,396		2020-46014						
Tax Year 2020	013-252-000-0001	Plazas Midtown Ltd	10,680		2020-47965						
Tax Year 2020	033-019-000-0002	Plaza at Midtown Ltd	5,550,000		2020-47965						
Tax Year 2020	120-271-001-0001	The Plazas Midtown II Ltd	4,290,070		2020-47965						
Tax Year 2020	013-260-001-0001	3201 Louisiana LLC	18,225,250		2020-47972						
Tax Year 2020	025-021-000-0001	4510 S Main LLC	7,500,000		2020-49563						
Tax Year 2020	121-765-001-0001	Randall's Properties Inc	8,238,398		2020-49910						
Tax Year 2020	122-191-001-0001	SP Midtown Ltd	9,475,000		2020-50963						
Tax Year 2020	138-633-001-0001	Caydon Houston Property LP	118,938,400		2020-51865						
Tax Year 2020	025-025-000-0001	Boniuk Interests Ltd	2,500,000		2020-52372						
Tax Year 2020	013-270-004-0001	Pearl Midtown Ltd	28,518,547		2020-53194						
Tax Year 2020	122-650-001-0001	MRI Midtown Ltd	24,500,000		2020-53212						
Tax Year 2020	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	2,767,272		2020-53212						
Tax Year 2020	013-270-001-0001	2900 Milam Partners Ltd	39,568,823		2020-53245						
Tax Year 2020	138-723-001-0001	Pearl Residences at Midtown Owner LLC	55,046,420		2020-53255						
Tax Year 2020	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	19,700,636		2020-53255						
Tax Year 2020	028-097-000-0011	AB Merion II Metro Midtown LLC	59,265,501		2020-54056						
Tax Year 2020	019-022-000-0019	PS LPT Properties Investors	4,979,264		2020-55626						
Tax Year 2020	134-930-000-0001	2800 Main LLC	85,536,914		2020-56756						
Tax Year 2020	130-694-001-0001	CPT Community Owner LLC	43,566,560		2020-56806						
Tax Year 2020	021-257-000-0001	Camden Property Trust	54,586,968		2020-56840						
Tax Year 2020	033-256-005-0015	Excelsior Land Co Inc	1,641,000		2020-57140						
Tax Year 2020	013-264-000-0004	Tehuacana Partners Ltd	3,404,678		2020-57245						
Tax Year 2020	120-017-001-0008	Kozadinos Interest Ltd	3,001,314		2020-57407						
Tax Year 2020	120-815-001-0001	Athletic Ventures Inc	2,870,000		2020-57425						
Tax Year 2020	123-415-000-0001	VR Calais Holdings Limited Partnership	72,454,419		2020-57629						
Tax Year 2020	002-263-002-0001	H Midtown LP	29,773,015		2020-57826						
Tax Year 2020	015-233-000-0002	Post Midtown Square LP	87,491,287		2020-58014						
Tax Year 2020	131-008-001-0001	Post Midtown Square LP	31,735,624		2020-58014						
Tax Year 2020	121-112-001-0001	4001 Fannin No 1A Ltd	49,328,805		2020-58253						
Tax Year 2020	019-144-000-0005	3100 Fannin Purchase Company LLC	950,808		2020-58482						
Tax Year 2020	019-146-000-0014	3100 Fannin Realty Ltd	3,812,707		2020-58482						
Tax Year 2020	006-061-000-0008	Hy Travis LLC	3,367,905		2020-58516						
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,616		2020-58727						
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994		2020-58727						

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	002-138-000-0013	Shepherd W M	331,728		2020-58788						
Tax Year 2020	002-139-000-0001	Cars DB4 LP	805,059		2020-58788						
Tax Year 2020	002-139-000-0011	Cars DB4 LP	255,180		2020-58788						
Tax Year 2020	002-156-000-0001	Duke Street Partners Ltd	3,300,500		2020-58788						
Tax Year 2020	002-156-000-0007	Thomas Clayton O	1,327,650		2020-58788						
Tax Year 2020	002-175-000-0006	Cars DB4 LP	847,560		2020-58788						
Tax Year 2020	002-175-000-0008	Group 1 Realty Inc	328,938		2020-58788						
Tax Year 2020	002-175-000-0016	Group 1 Realty Inc	731,327		2020-58788						
Tax Year 2020	002-175-000-0017	Group 1 Realty Inc	220,000		2020-58788						
Tax Year 2020	002-176-000-0001	Golconda Venture	1,899,161		2020-58788						
Tax Year 2020	122-419-001-0001	Group 1 Realty Inc	4,062,500		2020-58788						
Tax Year 2020	129-701-001-0001	Cars DB4 LP	1,731,921		2020-58788						
Tax Year 2020	130-390-001-0001	Group 1 Realty Inc	3,470,467		2020-58788						
Tax Year 2020	130-390-002-0001	Group 1 Realty Inc	2,054,639		2020-58788						
Tax Year 2020	135-082-001-0001	Group 1 Realty Inc	2,954,235		2020-58788						
Tax Year 2020	135-699-001-0001	Ellis Carolyn Rosenstock	5,661,240		2020-58788						
Tax Year 2020	138-859-001-0001	2515 Caroline Ltd	3,585,386		2020-59892						
Tax Year 2020	006-061-000-0001	Copesetic Holdings Ltd	1,376,000		2020-61077						
Tax Year 2020	019-090-000-0005	TND Investments LLC Inc	1,126,362		2020-62820						
Tax Year 2020	124-663-001-0001	Davita Rent Dept	1,988,136		2020-63558						
Tax Year 2020	128-274-001-0001	TAG TBD LLC	3,857,073		2020-64997						
Tax Year 2020	132-299-001-0001	Louisiana Hadley LLC	1,237,379		2020-65650						
Tax Year 2020	033-256-005-0001	Excelsior Land Co Inc	800,000		2020-65892						
Tax Year 2020	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2020-65892						
Tax Year 2020	120-317-001-0005	Bowen Berry D	448,402		2020-66157						
Tax Year 2020	025-010-000-0001	Cloudbreak Houston LLC	3,002,500		2020-67253						
Tax Year 2020	025-020-000-0004	Cloudbreak Houston LLC	1,509,840		2020-67253						
Tax Year 2020	133-136-001-0001	Travis Street Plaza LP	4,366,269		2020-67253						
Tax Year 2020	019-031-000-0001	2602 Richmond LP	1,876,832		2020-67383						
Tax Year 2020	019-031-000-0011	2602 Richmond LP	378,938		2020-67383						
Tax Year 2020	033-191-000-0007	Ma Reade Management Co Ltd	1,065,000		2020-68062						
Tax Year 2020	022-075-000-0001	4118 Fannin Square LLC	1,560,250		2020-71656						
Tax Year 2020	022-075-000-0005	4118 Fannin Square LLC	1,295,680		2020-71656						
Tax Year 2020	022-075-000-0003	4118 Fannin Square LLC	1,472,520		2020-71656						
Tax Year 2020	033-008-000-0009	Macey Louis & Trustee	1,072,164		2020-71957						
Tax Year 2020	019-038-000-0002	2500 Fannin LP	1,517,885		2020-72980						
Tax Year 2020	002-135-000-0001	2000 Crawford Property LLC	8,090,536		2020-73074						
Tax Year 2020	033-011-000-0008	2416 Brazos LLC	1,175,385		2020-73571						
Tax Year 2020	139-324-001-0001	2416 Brazos LLC	3,525,000		2020-73571						
Tax Year 2020	019-224-000-0001	Strings Prop LLC	1,500,000		2020-75095						
Tax Year 2020	025-028-000-0004	Ben Wah Prop LLC	912,872		2020-75095						
Tax Year 2020	019-090-000-0001	BAP 2800 LLC	757,875		2020-75432						
Tax Year 2020	019-089-000-0003	BAP 2800 LLC	1,767,485		2020-76050						
Tax Year 2020	013-072-000-0001	San Jacinto Apartments LLC	1,464,183		2020-78049						
Tax Year 2020	026-012-000-0007	Jermar Company LC	447,127		2020-81615						
Tax Year 2020	139-026-001-0001	4600 Main Street Housing LP	1,250,079		2021-01704						
Tax Year 2020	Total	Unsettled Accounts, original value	985,834,763								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 7/2/2021**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2020	Total	Unsettled Accounts, number of accounts	89								

Tax Year 2021

Settled											
Tax Year 2021			0				0				
			0								
Unsettled											
Tax Year 2021											
Tax Year 2021	Total	Unsettled Accounts, original value	0								
Tax Year 2021	Total	Unsettled Accounts, number of accounts	0								

Cumulative

Settled											
Cumulative	Grand Total	Settled Accounts, original value	5,049,981,791				4,597,519,097				
Cumulative	Grand Total	Settled Accounts, number of accounts	1,053								
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	1,236,831,532								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	133								

Color Legend

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

Abbreviations

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed



midtown
HOUSTON

July 29, 2021

Board of Directors
Midtown Management District
410 Pierce, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending June 30, 2021

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 2nd Quarter Fiscal Year 2021 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

Kindest regards,

Matt Thibodeaux
Executive Director

CC: Carr, Riggs & Ingram (CRI)



July 29, 2021

Board of Directors
Matt Thibodeaux, Executive Director
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending June 30, 2021


Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 2nd Quarter FY2021 in my capacity as Accounting Manager. This report is presented in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

The average interest rate on all accounts this quarter is 0.0738%. The amount of interest earned for the quarter was \$ 963.43. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,



David Thomas
Accounting Manager

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
FY 2021 2ND QUARTER ENDING (APR MAY JUN)**

NAME OF FUND	DATE OF PURCHASE	DATE OF MATURITY	BEGINNING BOOK VALUE	BEGINNING MARKET VALUE	CHANGES		INCOME RECEIVED THIS PERIOD	INCOME RECEIVED TO DATE		ENDING BOOK VALUE	ENDING MARKET VALUE	INTEREST RATE
					PURCHASES	SALES & REDEMPTIONS						
ACCUMULATED INTEREST												
CHASE BANK												
CHASE OPERATING			11,432.70	11,432.70		-	-	-		11,432.70	11,432.70	
CHASE BANK SAVINGS			31,514.08	31,514.08		1.67	1.67	3.32		31,515.75	31,515.75	0.0500%
IBC												
IBC SAVINGS 6033			5,575.32	5,575.32		61.64	61.64	124.13		5,636.96	5,636.96	0.0800%
IBC CD 4808	03/24/15	04/10/21	125,000.00	125,000.00		-	-	-		125,000.00	125,000.00	0.2000%
EASTWEST (METRO) BANK												
EastWest Bank:102203 · Money Market			84,929.12	84,929.12		14.18	14.18	34.07		84,943.30	84,943.30	0.0667%
EastWest Bank:102211 · Metro Savings cct			1,065.62	1,065.62		0.13	0.13	0.28		1,065.75	1,065.75	0.0500%
CENTRAL BANK												
Central Bank Money Market 4691			238,931.94	238,931.94	35.00	22.59	22.59	60.69		238,919.53	238,919.53	0.0379%
WELLS FARGO												
WELLS FARGO Checking			1,915,794.36	1,915,794.36	709,993.75	75,780.61	670.37	1,309.59		1,281,581.22	1,281,581.22	0.1600%
Wells Fargo Savings Account			17,100.12	17,100.12	0.00	0.43	0.43	0.91		17,100.55	17,100.55	0.0100%
TexSTAR Money Market												
TexSTAR Money Market	Various	N/A	5,859.94	5,859.94		0.03	0.03	0.53		5,859.97	5,859.97	0.0104%
LOGIC												
LOGIC	09/01/16	N/A	1,054,060.91	1,054,060.91	0.00	192.39	192.39	475.48		1,054,253.30	1,054,253.30	0.0732%
TOTAL INVESTMENTS			3,491,264.11	3,491,264.11	710,028.75	76,073.67	963.43	2,009.00		2,857,309.03	2,857,309.03	